

Section (March Draft)	Section Name (March Draft)	Commenter	Synopsis of Comment	Final Draft Reflects Comment?	Staff Explanation
Overall / No Section		Brad Greenbury	There should be clearly defined methods to meet the General Plan	Yes	Relation to Other Regulations in Article 1 explains relationship to General Plan. Part II base district uses and densities are consistent with General Plan. Conditional Use Permits, Development Permits, and Rezonings are all required in Part V to be consistent with the General Plan.
Overall / No Section		Brad Greenbury	There's no language re: building orientation to achieve min. energy use	Yes	The Subdivision Designsection requires local streets to be primarily oriented east to west in order to minimize energy use by the homes which front on those streets.
Overall / No Section		Darius Assemi	The City needs to recirculate the Master Environmental Impact Report.	No	The City Attorney has verified that recirculation is not necessary.
Overall / No Section		Darius Assemi	The City needs to rezone all properties and have a re-zone map	Yes	The adoption of the new Zoning Map will be brought to Council about 1 month after the adoption of the Development Code text.
Overall / No Section		Darius Assemi	Provide a 6-month transition window for free re-zones	Yes	About one month after the adoption of the Development Code text, all properties will be rezoned by the City at no charge to property owners.
Overall / No Section		Darius Assemi	The Code can't force people who want to expand to tear down their building	Yes	Article 4 provides protections to existing structures, and allows for expansions without removal of the original building.
Overall / No Section		Darius Assemi	Retain the C-M zone.	No	All old zones will be repealed. BP, RBP, and IL all have strong similarities to C-M, and former C-M properties should not be negatively affected.
Overall / No Section		Darius Assemi	Codify Business Friendly Fresno project approval timelines	No	Codifying timelines would reduce staff's ability to continuously improve the process. However, Part V has been designed to be very complimentary to BFF timelines.
Overall / No Section		Ken Elvington (DAC)	Document formatting should be ADA-friendly (font, etc.)	Yes	Staff will provide an ADA-friendly version after adoption.
Overall / No Section		Mike Prandini	Rezone the affected properties	Yes	The adoption of the new Zoning Map will be brought to Council about 1 month after the adoption of the Development Code text.
Overall / No Section		Mike Prandini	Ped/bike connectivity will lead to more crime	No	Staff respectfully disagrees.
Overall / No Section		Mike Prandini	Provide a zoning consistency table	Yes	The adoption of the new Zoning map will be brought to Council about one month after the text is effective. A consistency table will be provided for the intervening period.
Overall / No Section		Richard Fairbank	Wants a comparative table of new vs. old code permitted uses	Yes	A website will launch soon which facilitates this sort of comparison.
Overall / No Section		Richard Fairbank	Wants a zoning map for the new code	Yes	The proposed Zoning Map will be released with the Development Code.
Overall / No Section		Sam Monaco	Wants to be rezoned to be consistent with General Plan	Yes	The adoption of the new Zoning Map will be brought to Council about 1 month after the adoption of the Development Code text.
Overall / No Section		Steve Weil	Provide transition period (3-4 months)	No	The adoption of the new Zoning map will be brought to Council about one month after the text is effective. A consistency table will be provided for the intervening period.
Overall / No Section		Steve Weil	The Code requires separate CEQA analysis	No	The Development Code was evaluated as part of the General Plan/Development Code Master Environmental Impact Report, which was certified in December of 2014.
Overall / No Section		Sue Williams	Keep enhanced landscape setbacks from Roosevelt Plan	Yes	Roosevelt Community Plan is still in effect.
Overall / No Section		Sue Williams	Would like additional landscape setbacks for Scenic Corridors	No	Staff recommends that landscape setbacks in Development and Community Plans are sufficient.
<b>Article 1 Introductory Provisions</b>					
15-102	Purpose	Ashley Werner	Add 2 goals to the Code: 1) expand health and 2) expand participation	Yes	The new Code expands health by promoting walkble neighborhoods and transit oriented development, and expands participation by noticing prior to Conditional Use Permits and Development Permits.
15-104	Applicability	Ashley Werner	Add language that states any permit/approval issued that is inconsistent with the General Plan or other plans be null and void.	Yes	All properties will be rezoned in a manner consistent with the General Plan, all future rezonings must be consistent with the General Plan as well.

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15-104	Applicability	Ashley Werner	Alter sentence: "Any previously approved *and valid* entitlement or subdivision shall be honored, unless the entitlement or subdivision shall be honored, unless the entitlement expires."	No	Staff respectfully disagrees.
15-104	Applicability	Dirk Poeschel	Clarify priority of Plans versus the Development Code	Yes	Relation to Other Regulations in Article 1 explains the Code's relationship to the General Plan and other plans.
<b>Article 3 Rules of Measurement</b>					
15-303	Fractions	Ashley Werner	Allow extra density per state law *and* A18 (affordable housing bonus) and other provisions of the FMC	Yes	Density bonuses are allowed for affordable housing and transit-oriented development in articles 21 and 22.
15-303	Fractions	Ashley Werner	Allow res. Density to round up per state law, A18, *and* other provisions of FMC	Yes	Fractional units shall be rounded up to the next higher whole number.
15-310	Determining Residential Density	Mike Prandini	Change "density shall be measured per subdivided residential lot, regardless of size" to "density shall be measured by dividing the total lots by the acres, excluding external street r-o-w, parks, public open space or other public use, public easements, wetlands, floodplains, and setbacks for sensitive areas."	Yes	Minimum lot sizes were adjusted to reflect that approximately 25% of subdivision area is dedicated to streets, parks, etc.
<b>Article 4 Non-Conforming Uses, Structures, Site Features, and Lots</b>					
Article 4 Non-Conforming Uses, Structures, Site Features, and Lots		Hector Laguna	Would like to be allowed to expand his home in a C-2 zone	Yes	Legal non-conforming single family structures in non-residential zones may be enlarged.
15-401	Purpose	Ashley Werner	Make Article 4, Non-Conforming Uses and Structures applicable only to certain uses.	No	Staff respectfully disagrees.
15-401	Purpose	Ashley Werner	Restrict the purpose to allow continuance of residential uses only	No	Staff respectfully disagrees.
15-402	Determination of Non-Conforming Status	Ashley Werner	Add to legal nonconforming status caveat that it was developed both lawfully and *in accordance with any terms and conditions attached to the property*, based on the evidence *reasonably available to the Director*	Yes	All legal non-conforming uses may remain in operation, but legal non-conforming status shall not be conferred if a business does not remain in compliance with all terms and conditions of their original approval.
15-402	Determination of Non-Conforming Status	Ashley Werner	Add to illegal nonconforming status that it was not developed both lawfully and *in accordance with any terms and conditions attached to the property*, based on the evidence *reasonably available to the Director*	Yes	All legal non-conforming uses may remain in operation, but legal non-conforming status shall not be conferred if a business does not remain in compliance with all terms and conditions of their original approval.
15-402	Determination of Non-Conforming Status	Ashley Werner	Add to legal nonconforming status caveat that it was developed both lawfully and *in accordance with any terms and conditions attached to the property*, based on the evidence *reasonably available to the Director*	Yes	All legal non-conforming uses may remain in operation, but legal non-conforming status shall not be conferred if a business does not remain in compliance with all terms and conditions of their original approval.
15-402	Determination of Non-Conforming Status	Ashley Werner	Add to illegal nonconforming status that it was not developed both lawfully and *in accordance with any terms and conditions attached to the property*, based on the evidence *reasonably available to the Director*	Yes	All legal non-conforming uses may remain in operation, but legal non-conforming status shall not be conferred if a business does not remain in compliance with all terms and conditions of their original approval.
15-404	Legal Non-Conforming Uses	Ashley Werner	Exempt Industrial from indefinite continuation of nonconforming use. Instead require that it come into conformance or be discontinued within five years.	No	Staff respectfully disagrees.
15-404	Legal Non-Conforming Uses	Ashley Werner	Do not allow Industrial to expand except into a conforming use.	No	Staff respectfully disagrees.
15-404	Legal Non-Conforming Uses	Ashley Werner	Do not allow nonconforming Industrial use to change except to conforming use	No	Staff respectfully disagrees.
15-404	Legal Non-Conforming Uses	Ashley Werner	Restrict the purpose to allow continuance of residential uses only	No	Staff respectfully disagrees.

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15-404	Legal Non-Conforming Uses	Ashley Werner	Require non-residential uses to become conforming within five years.	No	Staff respectfully disagrees.
15-404	Legal Non-Conforming Uses	Ashley Werner	Prohibit nonconforming non-residential uses to expand except to conformance. Allow non-residential with a Conditional Use Permit.	No	Staff respectfully disagrees.
15-404	Legal Non-Conforming Uses	Ashley Werner	Prohibit nonconforming non-residential uses to change except to conformance. Allow non-residential with a Conditional Use Permit.	No	Staff respectfully disagrees.
<b>Article 6 Residential Single-Family Districts (RS)</b>					
Article 6 Residential Single-Family		Mike Prandini	Change names of RS districts to reflect min. lot size (i.e. RS-5 to RS-4000)	No	Staff respectfully disagrees.
Article 6 Residential Single-Family		Mike Prandini	The General Pland designated minimum density of 5 units per acre cannot be attained by the min. lot size of RS-4 (7k sq. ft.)	Yes	Min. lot size reduced to 5,000 to account for local streets, parks, trails, etc.
15-601	Purpose	Ashley Werner	Include "housing affordable to all income groups"	No	Current language is sufficient.
15-602	Use Regulations	Ashley Werner	Allow multifamily housing in single family districts with a Conditional Use Permit	Yes	Will be allowed in RS-5 under certain circumstances, but shall not exceed General Plan density of 12 units per acre.
15-602	Use Regulations	Darius Assemi	Allow Accessory Dwelling Units in residential single-family neighborhoods near transit.	Yes	Accessory dwelling units are allowed in all RS zones.
15-602	Use Regulations	Genoveva Islas	Allow farmer's markets by right	Yes	Farmer's market section was rewritten to expand potential locations and to follow current best practices.
15-603	Density and Massing	Ashley Werner	The City must justify its selection of development standards and demonstrate they will not limit the provision of affordable housing.	No	No change is necessary.
15-603	Density and Massing	Darius Assemi	Reduce lot width from 40 ft. to 35 ft. and depth from 80 ft. to 70 ft.	Yes	These dimensions have been adjusted.
15-603	Density and Massing	Darius Assemi	Reduce interior yard to 3 ft.	Yes	Side setbacks are now 8' total, with a minimum of 3' per side.
15-603	Density and Massing	Darius Assemi	"Re-tune" corner lots	Yes	These dimensions have been reduced to reflect new lot sizes.
15-603	Density and Massing	Darius Assemi	"Re-tune" lot coverage ratios	Yes	RS-4 lot coverage is now 50%.
15-603	Density and Massing	Ken Elvington (DAC)	DAC strongly supports 18 ft. garage setbacks	Yes	Garage setbacks are 18 feet.
15-603	Density and Massing	Mike Prandini	Change corner min. lot width to 55 ft. for RS-4 and 45 ft. for RS-5 and reversed corner lot min. to 60 ft. for RS-4 and 50 ft. for RS-5.	Yes	Change has been made.
15-603	Density and Massing	Mike Prandini	Min. setback for RS-4 should be 15 ft. and RS-5 should be 12 ft.	Yes	Both have been changed to 13 feet. This accommodates an 18 foot garage setback, with the garage being 5 feet behind the living area.
15-603	Density and Massing	Mike Prandini	Front setback w/ Enhanced Streetscape should be 8 ft. for RS-4	Yes	Change has been made.
15-603	Density and Massing	Mike Prandini	Interior Side setback for RS-4 and RS-5 should be 8 ft. and 8 ft. total, respectively, with 4.5 ft. side for both	Yes	RS-4: 10 total, min 4 per side RS-5: 8 total, min 3 per side
15-603	Density and Massing	Mike Prandini	Street side setback for RS-4 should be 10 ft.	Yes	Change has been made.
15-603	Density and Massing	Mike Prandini	Garage setback from primary façade should be deleted	No	Staff respectfully disagrees.
15-603	Density and Massing	Mike Prandini	Max. lot coverage for RS-4 should be 50%	Yes	Change has been made.
15-603	Density and Massing	Rick Whitaker	RS-4 lot coverage should be 45% or higher	Yes	RS-4 lot coverage is now 50%.
15-604	Site Design	Darius Assemi	Delete garage frontage limitations (50%)	Yes	This façade enhancement is now optional, in exchange for reduced lot size and setback requirements in the RS-5 zone and reduced front setback in the RS-4 zone.
15-604	Site Design	District 6 Implementation Committee	Require that driveways are deep enough for large cars	Yes	Single family homes are required to have driveway at least 18 feet deep for this reason.

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15-604	Site Design	District 6 Implementation Committee	Require standards for on-site usable open space for RS	Yes	Single family homes are required to have yards for this reason.
15-604	Site Design	District 6 Implementation Committee	Include a mechanism for maintaining alleys when they are proposed	Yes	The Code requires that new alleys be maintained by a Community Facilities District.
15-604	Site Design	Mike Prandini	Delete garage frontage limitations (50%)	Yes	This façade enhancement is now optional, in exchange for reduced lot size and setback requirements in the RS-5 zone and reduced front setback in the RS-4 zone.
15-604	Site Design	Rick Whitaker	Major issue, means that high-density projects can't have two car garages. A house would need to be 60 ft. wide to have a three car garage.	Yes	This façade enhancement is now optional, in exchange for reduced lot size and setback requirements in the RS-5 zone.
15-604	Site Design	Rick Whitaker	5 ft. garage setback from front façade makes design difficult and monotonous	No	Staff respectfully disagrees.
15-605	Façade Design	Darius Assemi	Delete building articulation requirements (8 ft.)	Yes	This façade enhancement is now optional, in exchange for reduced lot size and setback requirements in the RS-5 zone and reduced front setback in the RS-4 zone.
15-605	Façade Design	Mike Prandini	Delete sections A (building articulation), B (façade alignment), and D (façade elements)	Yes	This façade enhancement is now optional, in exchange for reduced lot size and setback requirements in the RS-5 zone and reduced front setback in the RS-4 zone.
15-605	Façade Design	Mike Prandini	Exempt custom homes from Façade Compatibility	No	Staff respectfully disagrees.
15-605	Façade Design	Rick Whitaker	Building articulation means additional cost	Yes	This façade enhancement is now optional, in exchange for reduced lot size and setback requirements in the RS-5 zone and reduced front setback in the RS-4 zone.
<b>Article 7 Residential Multi-Family Districts (RM)</b>					
15-703	Density and Massing	Ashley Werner	The City must justify its selection of development standards and demonstrate they will not limit the provision of affordable housing.	No	Staff respectfully disagrees.
15-703	Density and Massing	Darius Assemi	Allow for buildings up to 6 stories tall in Copper River Ranch with Conditional Use Permit	No	This conflicts with the General Plan policy to direct taller buildings into Downtown.
15-703	Density and Massing	District 6 Implementation Committee	Require more than 10% to 20% of lot area for on-site open space in Residential Multifamily districts.	No	Staff respectfully disagrees.
15-704	Site Design	Arakel Arisian	Consider reducing front setback to 30 ft. and rear to 20 ft.	No	Staff respectfully disagrees.
15-704	Site Design	Arakel Arisian	Clarify if enclosed patios are included in the setback requirements	Yes	The permission for patios and porches to encroach into setbacks has been clarified.
15-704	Site Design	Arakel Arisian	Include Director-determined alternative to 30 ft. parking setback	Yes	Some exceptions are provided.
15-704	Site Design	Arakel Arisian	Clarify if parking cluster limits only apply to carports	Yes	This requirement has been removed.
15-704	Site Design	Arakel Arisian	Consider increasing cluster limit from 8 to 10	Yes	This requirement has been removed.
15-704	Site Design	Darius Assemi	Delete limitations on parking clusters (8 spaces)	Yes	This requirement has been removed.
15-704	Site Design	Darius Assemi	Reduce private open space requirement from 30 sq. ft. to 15 sq. ft.	Yes	The requirement was actually 50 sq. ft. in the March draft, and has been reduced to 25 sq. ft.
15-704	Site Design	Darius Assemi	Reduce common open space requirements	Yes	Requirement for active recreation facilities has been removed.
15-704	Site Design	Darius Assemi	Delete requirement that common open space be concentrated into larger areas; allow small open space nooks.	No	Staff respectfully disagrees.
15-704	Site Design	Darius Assemi	Allow common open space in required setbacks.	Yes	Allowed in side yards and rear yards, but not front setbacks or adjacent to single family.

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15-704	Site Design	Darius Assemi	Delete public plaza requirement.	Yes	Public plazas are not required. Developers who don't want to do build a public plaza can provide their open space in another form.
15-704	Site Design	Darius Assemi	Encourage bike infrastructure through open space and parking reductions	No	Staff respectfully disagrees.
15-704	Site Design	Darius Assemi	Delete private storage space requirement.	Yes	This requirement has been removed.
15-704	Site Design	District 6 Implementation Committee	Reduce 5 ft. landscaped area to 3 ft. in residential multifamily adjacent to RS	No	Staff respectfully disagrees.
15-704	Site Design	District 6 Implementation Committee	Delete limitations on parking clusters (8 spaces)	Yes	This requirement has been removed.
15-704	Site Design	District 6 Implementation Committee	50 sq. ft. in residential multifamily is not adequate.	No	Staff respectfully disagrees.
15-705	Façade Design	Arakel Arisian	Allow more flexibility with window vertical proportions	No	Staff respectfully disagrees.
15-705	Façade Design	Arakel Arisian	Reduce façade depths to 3 ft. min.	Yes	This requirement has been reduced.
15-705	Façade Design	Darius Assemi	Provide a range of design standards or delete this section	No	Staff respectfully disagrees.
15-705	Façade Design	Darius Assemi	Identify building articulation (25 ft.) as a goal, not a requirement	Yes	Articulation requirement was simplified.
15-705	Façade Design	Darius Assemi	Allow for single finish material instead of two	No	Staff respectfully disagrees.
15-705	Façade Design	Darius Assemi	Enclosing stairways should be identified as a goal, not requirement	No	Staff respectfully disagrees.
<b>Article 8 Mixed Use Districts</b>					
15-801	Purpose	Arakel Arisian	Exclude drive-throughs from the definition of "auto-oriented uses"	Yes	Drive-throughs have been treated independantly and clarified.
15-802	Use Regulations	Sue Williams	Don't allow auto sales in the CMX zone.	Yes	Auto sales are now required to be enclosed within in a building and to follow all other design rules.
15-802	Use Regulations	Sue Williams	Prohibit Bars, Tattoos parlors, funeral parlors, and liquor stores in NMX and CMX	Yes	Funeral parlors will not be allowed. Tatoo and liquor stores may not be near BRT stops, which limits their available sites. Bars will not be restricted.
15-802	Use Regulations	Sue Williams	Prohibit, or limit based on parcel size, drive-throughs in the NMX and CMX zones.	Yes	Drive throughs are not allowed in NMX. In CMX and RMX they are not allowed near a Bus Rapid Transit stop or between a building and the sidewalk.
15-803	Density, Intensity, and Massing	Arakel Arisian	Clarify that densities can be averaged between product types	Yes	Calculating residential density is explained in Article 3.
15-803	Density, Intensity, and Massing	Arakel Arisian	Reduce minimum frontage coverage by 10% to 20% for residential multifamily uses.	No	Staff respectfully disagrees.
15-803	Density, Intensity, and Massing	Arakel Arisian	Clarify whether minimum open space requirements apply equally to all uses in MX districts.	No	Staff feels that the requirement is sufficiently clear.
15-803	Density, Intensity, and Massing	Dirk Poeschel	Allow CMX height up to 75 ft. to match RMX.	No	Staff respectfully disagrees.
15-803	Density, Intensity, and Massing	Sue Williams	When next to residential single-family limit CMX parcels less than 10 acres to 40 ft. in height and 50 ft. for larger parcels; add architectural compatibility standards.	No	Staff respectfully disagrees. Single-family buffers are sufficient.
15-804	Site Design	Arakel Arisian	Reduce front setback to 30 ft. and rear to 20 ft.	No	Staff respectfully disagrees.
15-804	Site Design	Arakel Arisian	Reduce interior side and rear setback to 10 ft. adjacent to residential single-family.	No	Staff respectfully disagrees. Single-family buffers are sufficient.
15-804	Site Design	Arakel Arisian	Clarify if enclosed patios are included in the setback requirements.	Yes	The permission for patios and porches to encroach into setbacks has been clarified.
15-804	Site Design	Arakel Arisian	Reduce landscape planting to 5 ft. near RS.	No	Single family buffer setbacks are important and will not be reduced.

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15-804	Site Design	Arakel Arisian	Allow building to be located farther away if the area has active space.	Yes	This is allowed.
15-804	Site Design	Arakel Arisian	Include Director-determined alternative to 30 ft. parking setback.	No	The Code offers a landscaped buffer alternative for small parcels.
15-804	Site Design	Darius Assemi	Delete private storage space requirement (120 cubic ft.).	Yes	This requirement has been removed.
15-804	Site Design	Darius Assemi	Allow any use near Bus Rapid Transit stations.	No	Staff respectfully disagrees. Concentrating the most active uses near stations will benefit BRT riders.
15-804	Site Design	Ken Elvington (DAC)	Where pedestrian access is noted, refer to the ADAAG.	No	No change is necessary.
15-805	Façade Design	Arakel Arisian	Confirm if ground floor commercial transparency applies individually or collectively.	Yes	The entire portion of the ground floor with commercial uses will be included in the calculation. Some areas may be less than 60% transparent, as long as the entire area averages 60%.
15-805	Façade Design	Arakel Arisian	Allow a 60% director-approved reduction in window requirements.	No	Staff respectfully disagrees.
15-805	Façade Design	Arakel Arisian	Allow more flexibility with window vertical proportions.	No	Staff respectfully disagrees. This is an important requirement for high-quality mixed use architectural design.
15-805	Façade Design	Arakel Arisian	Reduce façade depths to 3 ft. min.	Yes	This requirement has been simplified and reduced.
15-805	Façade Design	Darius Assemi	Allow stucco on ground floor of Mixed Use and less than 3 wall finishes on facades greater than 300 ft.	Yes	This requirement has been reduced to two materials.
15-805	Façade Design	District 6 Implementation Committee	Do not allow/encourage water features as a façade element.	No	Staff respectfully disagrees.
<b>Article 9 Commercial Districts</b>					
15-901	Purpose	Richard Fairbank	Allow drive-throughs in CMS	No	Staff respectfully disagrees.
15-902	Use Regulations	Ashley Werner	Either the City should amend the General Plan LU map to remove the CH Disitrc from SW Fresno or it should prohibit "Indoor Warehousing and Storage" in CH or require a Conditional Use Permit.	Yes	Indoor warehousing and wholesaling has been removed from the CH District.
15-902	Use Regulations	Bill Robinson	Allow full service and convenience restaurants in CH District.	Yes	Full service and convenience restaurants now allowed in CH.
15-902	Use Regulations	Sam Monaco	Allow full service and convenience restaurants in CH.	Yes	Full service and convenience restaurants now allowed in CH.
15-903	Intensity and Massing	Dirk Poeschel	Allow residential in commercial districts.	Yes	Some residential is allowed in the CMS and CR districts.
15-904	Site Design	Richard Fairbank	Public plaza standards should be determined by the director.	No	Public plazas are optional, so if a developer dislikes the required standards, they are allowed to provide their open space in another form.
15-904	Site Design	Richard Fairbank	The City should not be setting forth design standards.	No	Staff respectfully disagrees.
15-905	Façade Design	Richard Fairbank	Window transparency standards should be determined by the director.	No	Staff respectfully disagrees.
<b>Article 10 Employment Districts</b>					
15-1001	Purpose	Ashley Werner	Add two purposes to Employment: mitigate/prevent disproportionate industrial impacts to res/sensitive uses, esp. in low-income areas.	No	Staff respectfully disagrees.
15-1002	Use Regulations	Ashley Werner	Add "Rendering" to the use table w/Conditional Use Permit in IH zone.	Yes	This change has been made.
15-1002	Use Regulations	Ashley Werner	Has a list of uses; wants General Plan LU to be amended to remove them in some areas, or adopt a 1k ft. buffer next to sensitive uses and always require a Conditional Use Permit.	No	Staff respectfully disagrees.
15-1002	Use Regulations	Arakel Arisian	Allow entertainment and rec, esp. for business park.	Yes	This use is now allowed.
15-1002	Use Regulations	Dirk Poeschel	Allow residential in Office districts.	No	Conflicts with General Plan policy.
15-1002	Use Regulations	Dirk Poeschel	Allow employee housing in the IL Light Industrial district.	No	Conflicts with General Plan policy.
15-1002	Use Regulations	Dirk Poeschel	Relax provisions on outdoor storage (no screening, primary use)	No	Staff respectfully disagrees.
15-1002	Use Regulations	Don Pickett	Allow day cares in IL zone.	No	Staff respectfully disagrees.
15-1002	Use Regulations	Don Pickett	Allow by right cardboard and paper bailers within a building	Yes	This is allowed.
15-1002	Use Regulations	Mehmet Noyan	Allow auto sales in IL zone.	Yes	This change has been made.

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15-1002	Use Regulations	Mehmet Noyan	Allow retail up to 6k sq. ft. in IL zone.	Yes	This change has been made.
15-1002	Use Regulations	Mehmet Noyan	Allow daycares in IL zone.	No	Staff respectfully disagrees.
15-1003	Intensity and Massing	Arakel Arisian	Allow greater heights with Conditional Use Permit.	Yes	Some exceptions in the Woodward Park area allowed with a Conditional Use Permit. Further exceptions conflict with General Plan policy of restricting tallest buildings to Downtown.
15-1004	Site Design	Ken Elvington (DAC)	Expand pedestrian access requirements to E districts.	Yes	Enhanced streetscape provisions for the O district encourage better pedestrian connectivity. Pedestrian Access section requires pedestrian links to streets and transit in the O district.
15-1004	Site Design	Don Pickett	Reduce the requirement to match the front setback of adjacent residential uses from 75 ft. to 50 ft.	No	Staff respectfully disagrees. Residential buffers are an important feature of the Code.
15-1004	Site Design	Don Pickett	Reduce side and rear setback from 50 to 20 ft.	No	Staff respectfully disagrees. Residential buffers are an important feature of the Code.
15-1004	Site Design	Richard Fairbank	FAR should be the same as in the Mid-Rise/High-Rise area from the old code.	Yes	Provision made for height exceptions in Woodward Park area. FAR is set by the General Plan and MEIR. However, the FAR of 2.0 that is allowed in the O district is greater than the 0.75 to 1.5 allowed in the old Mid Rise/High rise ordinance.
15-1005	Façade Design	Don Pickett	4 ft. building articulation too deep, 2-2.5 ft. more appropriate	Yes	The articulation requirement has been reduced and simplified and only applies to the O district.
15-1005	Façade Design	Don Pickett	Change 300 ft. requirement for building finishes to "facing major street."	Yes	This requirement has been reduced to 100 feet, and no longer applies to IL and IH zones.
15-1005	Façade Design	Don Pickett	Reduce three exterior paint colors to two and include glass color	Yes	This is no longer required in IL and IH zones, and is optional in BP and RBP, where developers may pick 2 out of 6 architectural features to satisfy the requirement.
15-1004	Site Design	Ashley Werner	Expand transition requirements to all sensitive uses.	No	Staff respectfully disagrees.
15-1004	Site Design	Ashley Werner	Increase height limitation of 30 ft. from within 40 ft. to 100 ft.	No	Staff respectfully disagrees.
15-1004	Site Design	Ashley Werner	Increase height limitation of 40 ft. from within 50 ft. to 200 ft.	No	Staff respectfully disagrees.
15-1004	Site Design	Ashley Werner	Increase front and side street setback length from within 75 ft. to 200 ft.	No	Staff respectfully disagrees.
15-1004	Site Design	Ashley Werner	The Code should require facilities modifying or expanding to comply with site design rules.	No	Staff respectfully disagrees. However, new buildings will have to follow the new setback and height regulations.
<b>Article 12 Planned Development (PD) District</b>					
15-1203	Development Standards	Dirk Poeschel	Allow residential in the Office district.	No	Staff respectfully disagrees.
<b>Article 16 General Site Regulations</b>					
15-1603	Trails	Mike Prandini	Delete line re: access to trails shall be provided per 15-3412, Ped + Bike Paths.	No	Staff respectfully disagrees.

Section (March Draft)	Section Name (March Draft)	Commenter	Synopsis of Comment	Final Draft Reflects Comment?	Staff Explanation
15-1609	Security Fencing	Ashley Werner	Prohibit barbed wire where it abuts R *and where it would be visible from any street, public open space, recreation area, or R where a R is located within 1k ft.*	Yes	Security fencing in Industrial Districts has been restricted further, although not exactly as requested.
15-1610	Electric Fences	Ashley Werner	Electric fences should only allowed in Industrial land that does not 1) share a common property line with R, 2) has a caretaker's unit. Do not allow in along the front perimeter of a site located within 1k ft. of R.	No	Staff respectfully disagrees.
15-1611	Screening of Mechanical and Electrical Equipment	Don Pickett	Exclude buildings not facing a major st. or adjoining R from screening requirements	Yes	Change has been made.
15-1611	Screening of Mechanical and Electrical Equipment	Don Pickett	Apply screening of fire ladders, sprinkler risers only to parcels facing a major street. Allow them to not be visible from the street.	Yes	These requiremets only apply to major streets.
15-1613	Outdoor Service Yards and Storage	Don Pickett	Remove Public Works determination from surfacing decision	No	Staff respectfully disagrees.
15-1613	Outdoor Service Yards and Storage	Don Pickett	Allow walls/fences in required setback	No	Staff respectfully disagrees.
15-1613	Outdoor Service Yards and Storage	Don Pickett	Allow outdoor storage as the primary use.	Yes	Allowed in IL and IH zones.
<b>Article 17 Concept Plans</b>					
Article 17 Concept Plans		Darius Assemi	Delete the Concept Plan Requirement.	No	This would conflict with the General Plan. However, this section has been moved to the annexation and pre-zoning section, simplified, and reduced in scope.
15-1701	Purpose	District 6 Implementation Committee	Do not allow reduced street widths.	No	Street widths are part of the Public Works standards, not the Development Code.
15-1701	Purpose	Mike Prandini	Delete the Concept Plan Requirement.	No	This would conflict with the General Plan. However, this section has been moved to the annexation and pre-zoning section, simplified, and reduced in scope.
15-1702	Applicability	Mike Prandini	Substitute "shall" for "may" (to "concept plan[s]...may be prepared...")	No	This change would conflict with the General Plan.
15-1703	Preparation	Ashley Werner	Make language clear that the property owner and/or developer will commission the concept plan (not the City)	Yes	This change has been made.
15-1704	Land Use Mix and Distribution	Ashley Werner	Increase min. res from 20 to 30% be 5k sq. ft. or smaller detached, or townhouse or residential multifamily units. Add that 20% be RM. Delete exception that Council can lower if there's no conflict with the General Plan	No	Land use formulas have changed, and will be effectuated though a concurrent General Plan amendment.
15-1706	Public Infrastructure Financing	Ashley Werner	Add that funding mechanisms for development be done in accordance with General Plan policy ED-5-b and other applicable policies	Yes	Added to Annexation Criteria in Section 15-6104.
15-1710	Required Findings	Ashley Werner	Add that approval supports the City meeting housing needs for all economic segments and with RHNA, etc.	No	Staff respectfully disagrees.
15-1711	Conditions	Ashley Werner	Add that the proposal will create housing opportunities for all economic segments	No	Staff respectfully disagrees.



Section (March Draft)	Section Name (March Draft)	Commenter	Synopsis of Comment	Final Draft Reflects Comment?	Staff Explanation
<b>Article 19 Landscape</b>					
Article 19	Landscape	Dianne Dalich	Ban turf and require drought-tolerant plants in new developments	Yes	Turf is not banned, but many drought-friendliness measures have been added.
Article 19	Landscape	Peter Truong	Ban turf and only allow drought-tolerant landscaping with drip irrigation	No	Staff respectfully disagrees, but many drought-friendliness measures have been added, including greter allowances for artifical turn and other non-turf materials, and reduced requirements for landscaped setbacks in some areas.
Article 19	Landscape	Peter Truong	Encourage/authorize rainwater collection systems for home use	No	This is not a Development Code issue. See California Plumbing Code Ch.17
15-1901	Purpose	District 6 Implementation Committee	Plan long-term for drought conditions.	Yes	Many drought-friendliness measure have been added.
15-1902	Applicability	District 6 Implementation Committee	Currently, there is no requirement for a homeowner to submit a landscape plan to the City for installation of a new landscape. Who at the City will review these plans and inspect the installation? What will the permit fees be?	Yes	Section 15-1902 (now section 15-1903) has been revised to be less onerous on new first time installed landscapes and re-landscaping of less than 500 square feet which is helpful to the homeowner if they install the landscaping on their own rather than the developer.
15-1903	Landscape Plans	District 6 Implementation Committee	Do not allow water features.	No	Water features are allowed with recycled water only.
15-1904	Areas to be Landscaped	District 6 Implementation Committee	Only allow water-wise landscaping for City projects and new development. Encourage desert landscaping for new commercial projects, less live turf, more desert plants and more hardscaping (rocks).	Yes	All projects are allowed to install water-wise and/or drought-tolerant landscaping which is condusive to the Fresno Climate and the City's water conservation needs. In Section 15-1907.A.1.c, the amount of hardscaping including rocks was increased from 25% to 35% of the overall landscape area. In Section 15-907 A.3, the types of uses allowed to have synthetic lawns was increased from four uses to all uses.
15-1904	Areas to be Landscaped	District 6 Implementation Committee	Medians should be planted with low-water/maintenance plants, river rocks, artificial turf, etc.	No	Medians are not a Development Code issue, but are handled by the Public Works Department.
15-1904	Landscape Plans	Don Pickett	Allow non-architects (incl. master gardeners) to develop landscape plans.	Yes	This change has been made.
15-1905	Landscape Design Standards	Don Pickett	Too subjective for staff personalities and will delay projects needlessly.	Yes	Language has been revised.
15-1906	General Landscaping Standards	District 6 Implementation Committee	Allow landscaped area to be up to 75% paved or gravel.	Yes	This allowance has been increased to 35%.
15-1906	General Landscaping Standards	Don Pickett	Allow synthetic lawns in Commercial and Employment zones.	Yes	Revised language to allow with all uses.
15-1906	General Landscaping Standards	Don Pickett	Do not designate minimum gallon container sizes for shrubs.	No	No change necessary; this is not an uncommon requirement.
15-1906	General Landscaping Standards	Don Pickett	15% min. 24-inch box trees is totally unreasonable.	No	No change necessary; this is not an uncommon requirement
15-1906	General Landscaping Standards	Don Pickett	Landscaping mound with toe located min. 12 ft. from top is unnecessary limit.	Yes	Removed language.

Section (March Draft)	Section Name (March Draft)	Commenter	Synopsis of Comment	Final Draft Reflects Comment?	Staff Explanation
15-1906	General Landscaping Standards	Don Pickett	Decrease min. horizontal dimension of landscaped area from 5 ft. to 4.5.	No	Staff respectfully disagrees. 2 ft car overhang plus 3' minium for plant area. Clovis requires 10'.
15-1907	Trees	District 6 Implementation Committee	The heritage tree designation/removal process is too burdensome and likely won't be enforced.	No	The proposed process matches Clovis' successful program.
15-1907	Trees	Mike Prandini	Require only 1 tree per res. lot.	No	The new Code's requirement is the same as the current requirement.
15-1909	Maintenance	District 6 Implementation Committee	Someone needs to be held accountable for City's water waste.	No	This is not a Development Code issue.
<b>Article 20 Parking and Loading</b>					
Article 20 Parking and Loading		Brad Greenbury	Parking stalls should be smaller.	No	The Code defers to Public Works Standards. In many cases, however, this Code reduces the number of stalls required.
15-2008	Required Parking, Other Districts	Rick Whitaker	Must provide 2 parking spots for a two bedrooms house. Current Code has 1.	No	New requirements will be the same as the current requirements.
15-2009	Maximum Number of Spaces Allowed	Brad Greenbury	Maximum parking cap is too lenient and should be smaller.	No	Staff respectfully disagrees.
15-2015	Parking Area Design and Development Standards	District 6 Implementation Committee	Will one EV charging station per 250 stalls be enough? How will formula be applied to multiple parcels?	No	Requirement is sufficient. No change necessary.
15-2016	Driveways	Don Pickett	Will parcels less than two acres only be allowed one driveway?	Yes	Less than two acres = one driveway. This has been clarified.
15-2016	Driveways	Don Pickett	Allow driveways to any street, rather than just the lowest volume.	No	Staff respectfully disagrees.
15-2016	Driveways	Don Pickett	List driveway lengths that would be determined by City Engineer and Fire.	No	See Public Works standards.
15-2017	Parking Lot Access	Don Pickett	Don't require cross-access easements.	Yes	Requirement will remain for areas with long blocks, disconnected streets, and no sidewalks--but will be removed for connected areas with sidewalks and short blocks.
15-2017	Parking Lot Access	Don Pickett	Allow parking spaces to be located within 20 ft. of an access drive.	No	Staff respectfully disagrees. This change could create traffic backups on the street.
15-2017	Parking Lot Access	Don Pickett	Exempt Industrial from 100 ft. driveway lengths	Yes	Does not apply to industrial.
15-2017	Parking Lot Access	Don Pickett	List the parking space and maneuvering dimensions	No	See Public Works standards.
15-2018	Parking Lot Surface, Striping, and Curbs	Don Pickett	Allow 3 ft. of landscape in front of parking space instead of 2 ft.	No	Staff respectfully disagrees.
15-2018	Parking Lot Surface, Striping, and Curbs	Don Pickett	List standards for parking abutting walls	No	See Public Works standards.
15-2019	Parking Lot Lighting	Don Pickett	Do wall lights count for parking lot lighting	Yes	Wall lights count.
15-2020	Parking Lot Landscaping	Don Pickett	Explain Heat Island reduction measures	Yes	This requirement shall not apply to truck loading and parking areas within Employment Districts.
15-2021	Number of Trees Required in Parking Lot	Brad Greenbury	Do not give full credit to trees on N end as they won't shade	No	Staff respectfully disagrees.
15-2021	Number of Trees Required in Parking Lot	Brad Greenbury	Increase min. planter sizes to accommodate proper tree growth	No	Staff respectfully disagrees. This could cause large parking lots to get larger.
15-2020	Parking Lot Landscaping	Don Pickett	Allow 3 ft. of landscape in front of parking space instead of 2 ft.	No	Staff respectfully disagrees.

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15-2027	Shopping Cart Collection Areas	District 6 Implementation Committee	Shopping carts for big stores should be equipped with auto wheel locks.	No	Article 31 of Chapter 9 of the Fresno Municipal Code requires shopping cart contrainment systems.
15-2028	Bicycle Parking	Don Pickett	Increase requirement for shower/change room from 20k sq. ft. to 40k sq. ft.	No	Staff respectfully disagrees.
15-2028	Bicycle Parking	John Cinatl	Require good bike racks (not wave)	Yes	This change has been made.
15-2028	Bicycle Parking	John Cinatl	Require use of APBP Bike Parking Guide	No	Staff respectfully disagrees.
15-2028	Bicycle Parking	John Cinatl	Delete shower/change room requirements and instead use APBP standards	No	Staff respectfully disagrees.
15-2028	Bicycle Parking	Nick Paladino	Add language to ensure proper bike racks are installed	Yes	This change has been made.
15-2028	Bicycle Parking	Nick Paladino	Copy better language regarding racks from long-term to short-term section	Yes	This change has been made.
15-2028	Bicycle Parking	Nick Paladino	Copy better language regarding maneuvering from long to short-term section	Yes	This change has been made.
15-2029	On-Site Loading	Ashley Werner	Apply regulations to loading bay on any non-res district (not just commercial) that's within 300 ft. (not just abuts) a R district.	No	Staff respectfully disagrees. Most residential would be built to trigger these requirements anyway.
<b>Article 21 Performance Standards</b>					
15-2106	Noise	Mike Prandini	Change noise standards to 65 decibels	Yes	Noise section has been revised to be consistent with the General Plan and Master Environmental Impact Report.
15-2106	Noise	Andrea Riley	Garbage collection activities in residential zones should not be exempt from noise requirements.	No	Municipal garbage collection is exempt.
15-2110	Odors	Ashley Werner	Specify that gas emissions from vehicles are exempt.	No	No change is necessary.
<b>Article 22 Signs</b>					
15-2201	Purpose	Richard Fairbank	Will a repair or revamp to old sign force compliance with new code?	No	Changing the copy (ie the name of the business) will not trigger full compliance. A significant redesign of the sign will need to be done in compliance with the Code.
15-2201	Purpose	Richard Fairbank	Don't limit the number of signs per street frontage	No	Staff respectfully disagrees.
15-2203	Exempt Signs	Mike Prandini	Add entry monument signs for subdivisions	No	Staff respectfully disagrees.
15-2203	Exempt Signs	Mike Prandini	Exempt subdivision location/marketing signs located off-site on private property	No	Staff respectfully disagrees.
15-2203	Exempt Signs	Mike Prandini	Exempt regulatory signs	No	Staff respectfully disagrees.
15-2209	Standards for Signs by District	Don Pickett	Allow total max sign area from .5 per linear ft. to 1	Yes	This change has been made.
15-2212	Political Signs	District 6 Implementation Committee	City should restrict political signs.	No	Conflicts with recent case law. However, there are restrictions on "snipe" signs.
15-2223	Prohibited Signs	District 6 Implementation Committee	Allow flashing/moving neon away from residential	No	This will be considered for the Downtown Code.
<b>Article 23 Standards for Specific Uses and Activities</b>					
Article 23	Standards for Specific Uses	Ashley Werner	Allow Emergency Shelters in additional zone districts (currently in some C, E, and P)	Yes	Removed from IH. Also added to added to RMX, which provides access to transit, jobs, and services.
Article 23	Standards for Specific Uses	Brandon Broussard	Allow microbreweries that sell their own product without a Conditional Use Permit	No	Inconsistent with how we deal with similar businesses.

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Article 23	Standards for Specific Uses	Genoveva Islas	Offer extra incentives for Healthy Food Grocers (i.e. exempt parking requirements)	Yes	Parking requirement has been reduced by more than half.
Article 23	Standards for Specific Uses	Genoveva Islas	Require Conditional Use Permit where there's 2+ convenience restaurants in 1/2 mile radius	No	Staff respectfully disagrees.
Article 23	Standards for Specific Uses	Genoveva Islas	Establish moratorium on fast-food, liquor stores, and convenience stores	No	Staff respectfully disagrees, however there are additional regulations for liquor stores.
Article 23	Standards for Specific Uses	Dirk Poeschel	Require an event permit for entertainment and recreation uses	No	Staff respectfully disagrees.
Article 23	Standards for Specific Uses	Dirk Poeschel	Require a 1,000 ft. notice for special events.	No	Staff respectfully disagrees.
Article 23	Standards for Specific Uses	Dirk Poeschel	Don't allow band stands, stages, etc. at special events.	No	Staff respectfully disagrees.
Article 23	Standards for Specific Uses	Dirk Poeschel	Confine amplified music to within a shopping center for special events.	No	Staff respectfully disagrees.
Article 23	Standards for Specific Uses	Dirk Poeschel	Events Lighting should be hooded and directed downward	Yes	This change has been made.
Article 23	Standards for Specific Uses	Dirk Poeschel	Annual festivals, etc. should require a Conditional Use Permit, management, noise monitoring, traffic control, mitigation.	No	Special events require a Temporary Use Permit.
15-2303	Accessory Uses	Ashley Werner	Revise accessory use language and clarify that accessory uses may not affect other properties in the district.	No	Staff respectfully disagrees with proposed changes.
15-2307	Alcohol Sales (Off-Site Sales)	Ashley Werner	Add that exceptions to landscaping requirements must be for good cause.	No	Some exceptions allowed.
15-2307	Alcohol Sales (Off-Site Sales)	Ashley Werner	Increase signage restrictions from 250 ft. to 1k ft. and add from residence to list of sensitive uses	No	No change is necessary.
15-2307	Alcohol Sales (Off-Site Sales)	Ashley Werner	Add that additional security measures be implemented at the request of the Mayor or Councilmember whose district the project is in.	Yes	Section 2706-Q allows for additional security measures.
15-2307	Alcohol Sales (Off-Site Sales)	Ashley Werner	Increase location restrictions from 500 ft. to 1k ft. from any R, school, park, library...	No	No change is necessary.
15-2307	Alcohol Sales (Off-Site Sales)	Ashley Werner	Delete allowing a group of 4 or less within a 1k ft. radius of same use to prohibit 1 be located within a 1k ft. radius	No	No change is necessary.
15-2307	Alcohol Sales (Off-Site Sales)	Ashley Werner	Reword from no conditions existing to no activities associated with the establishment's presence has lead to harmful externalities.	No	No change is necessary.
15-2307	Alcohol Sales (Off-Site Sales)	Ashley Werner	Apply the Deemed Approved performance standards to all establishments	No	Staff respectfully disagrees.
15-2308	Animal Keeping	District 6 Implementation Committee	Do not allow bee keeping in residential areas.	Yes	Bee keeping is now prohibited in Residential Districts except as a temporary use in the RE and RS-1 districts.
15-2311	Automobile/Vehicle Service and Repair, Major and Minor	Ashley Werner	Include buffers and performance standards to mitigate impacts on sensitive uses.	No	Staff respectfully disagrees.
15-2311	Automobile/Vehicle Service and Repair, Major and Minor	Ashley Werner	Increase spray/paint booth requirement distance from R from 100 ft. to something greater	No	Staff respectfully disagrees.
15-2312	Automobile/Vehicle Washing	District 6 Implementation Committee	Car washes should be required to use a min. % of recycled water	No	This is regulated by the State of California.
15-2315	Body Preparation and Funeral Services	Don Pickett	Allow this use in IL	No	Staff respectfully disagrees.
15-2316	Check Cashing Businesses and Payday Lenders	Ashley Werner	Examine if we can do more to ensure that they don't engage in unfair lending practices, etc.	No	This is not a Development Code issue.

Section (March Draft)	Section Name (March Draft)	Commenter	Synopsis of Comment	Final Draft Reflects Comment?	Staff Explanation
15-2318	Commercial Truck Storage	Don Pickett	Allow chain link along major streets	No	Staff respectfully disagrees.
15-2327	Development of Former Landfill Sites and Hazardous Sites	Ashley Werner	Add language to ensure that no future development on landfills is done without evidence proving there will not be negative health impacts	No	Added language to clarify applicant must follow state and federal regulations.
15-2328	Drive-In and Drive-Through Facilities	Sam Monaco	Lower or delete 400 ft. distance requirement between drive-throughs in CH	Yes	CH exempted.
15-2330	Farmer's Markets	Arakel Arisian	Allow farmer's markets in RM, C, MX, E, PSP, and PD districts	Yes	Already allowed in C, MX, E, PSP. Expanded to be allowed on streets in MX zones, and on non-residential property in residential zones.
15-2330	Farmer's Markets	Genoveva Islas	Code's definition not aligned to CA's Certified Market Standards	No	Staff respectfully disagrees.
15-2330	Farmer's Markets	Genoveva Islas	Code should require markets to accept SNAP	No	Staff respectfully disagrees.
15-2330	Farmer's Markets	Genoveva Islas	Create definitions that would allow joint use w/schools/churches	Yes	Farmer's markets can be held on church or school property.
15-2332	Hazardous Waste Management Facilities	Ashley Werner	The Code should include a Water Quality analysis	No	Staff respectfully disagrees.
15-2332	Hazardous Waste Management Facilities	Ashley Werner	The Code should incorporate a provision to prevent a concentration in any area of the City	No	No change is necessary.
15-2333	Hazardous Waste Management Facilities	Ashley Werner	Applications should include a maps provided by the City that identifies all existing facilities.	No	No change is necessary.
15-2340	Mobile Vendors	Arakel Arisian	Allow food trucks in RM, C, MX, E, PSP, and PD districts	Yes	Already allowed in C, MX, E. Expanded to be allowed on streets in non-residential ones, and on non-residential property in residential zones.
15-2340	Mobile Vendors	Genoveva Islas	Code should encourage the sale of produce from mobile vendors	Yes	This language is not used, but mobile vendor regulations have been improved.
15-2340	Mobile Vendors	Genoveva Islas	Produce vendors should be exempt from moving every two hours	Yes	In non-residential districts mobile vendors can stay for 4 hours.
15-2340	Mobile Vendors	Genoveva Islas	Limit non-produce vendors from selling near schools	Yes	This change has been made.
15-2340	Mobile Vendors	Genoveva Islas	Allow schools, churches, etc. to operate a community kitchen	Yes	This is not prohibited.
15-2340	Mobile Vendors	Genoveva Islas	Mobile vendors should be allowed in more zones.	Yes	Mobile vendors are allowed in more zones.
15-2340	Mobile Vendors	Genoveva Islas	Mobile vendors need more time to be in one place.	Yes	In non-residential districts mobile vendors can stay for 4 hours.
15-2340	Mobile Vendors	Genoveva Islas	Wants support from the health department	No	This is not a Development Code issue.
15-2340	Mobile Vendors	Genoveva Islas	Allow vending near schools and clinics.	Yes	This language is not used, but mobile vendor regulations have been improved.
15-2340	Mobile Vendors	Genoveva Islas	Allow operation in Residential	Yes	This is allowed in limited circumstances.
15-2340	Mobile Vendors	Genoveva Islas	Give information on permits and where to obtain them	No	This is not a Development Code issue.
15-2350	Recycling Facilities	Ashley Werner	Clarify that "processing" does not include animal processing	Yes	Definitions have been clarified.
15-2350	Recycling Facilities	Sue Williams	Don't grandfather existing, but give transition period to relocate	No	Uses that were established lawfully will be allowed to remain.
15-2351	Restaurants with Alcohol Sales, Bars, and Nightclubs	Sue Williams	requirement 100 ft. away from R and by monitored by cameras or on-site security. Also include neighborhood meeting and approval by PC regardless of location. Explain how public redress of Conditional Use Permit can occur	No	Staff respectfully disagrees.
<b>Article 24 General Provisions</b>					
15-2401	Introductory Provisions	Ashley Werner	Add language that the purpose provides for the creation of housing opportunities for all economic and special needs segments.	No	No change is necessary.
<b>Article 26 Tentative Parcel and Tentative Map Filing and Processing</b>					

Section (March Draft)	Section Name (March Draft)	Commenter	Synopsis of Comment	Final Draft Reflects Comment?	Staff Explanation
15-2604	Pre-Application Consultation	Mike Prandini	Add language to clarify that items such as open space, connectivity, etc. will be discussed but not required at the pre-application consultation.	Yes	This has been clarified.
15-2607	Referrals and Review	Ashley Werner	Add language to refer to people who have requested to receive notice regarding applications at that location or in that Council District.	No	This is not a Development Code issue.
15-2607	Referrals and Review	Ashley Werner	Add that referral should go to Public Works and Groundwater Sustainability Agencies.	No	This change is not necessary.
15-2609	Tentative Map Decision	Ashley Werner	Add to PC consideration list, comments received at SRC and written comments	Yes	Written and verbal testimony added.
15-2610	Required Findings for Tentative Parcel Maps and Tentative Maps	Ashley Werner	Delete requirement that water is sufficient to serve a subdivision with more than 500 units and add requirement that the applicant has demonstrated that there is enough water/facilities for the next 100 years.	No	Staff respectfully disagrees. City defers to the Map Act.
15-2610	Required Findings for Tentative Parcel Maps and Tentative Maps	Ashley Werner	Add requirement that the project incorporates all feasible measures to mitigate impact on water supply.	No	No change is necessary.
15-2610	Required Findings for Tentative Parcel Maps and Tentative Maps	Ashley Werner	Add requirement that the project will be consistent with groundwater management plans and contribute to achieving groundwater sustainability.	No	No change is necessary.
15-2610	Required Findings for Tentative Parcel Maps and Tentative Maps	Ashley Werner	Add requirement that the project will not impact the availability of groundwater from the same or adjacent aquifer to other users	No	No change is necessary.
15-2610	Required Findings for Tentative Parcel Maps and Tentative Maps	Ashley Werner	Add requirement that the project create housing opportunities for all economic segments and support reaching the RHNA	No	No change is necessary.
15-2612	Conditions of Approval	Ashley Werner	Include the reservation of 20% of units for low-income residents and 10% for very-low and extremely-low income residents	No	No change is necessary.
15-2612	Conditions of Approval	Ashley Werner	Add to optional conditions that the project create housing opportunities for all economic segments and further opportunities throughout the City	No	No change is necessary.
15-2614	Applicant Notification	Ashley Werner	Add anyone who has requested to receive notice.	No	This is not a Development Code issue.
<b>Article 27 Vesting Tentative Maps</b>					
Article 27	Vesting Tentative Maps	Darius Assemi	Delete new requirements for filing a vesting map	No	Staff respectfully disagrees.
15-2701	Vesting Tentative Maps	Mike Prandini	Delete new requirements for filing a vesting map (only requirement that "vesting map" be printed on it)	No	Staff respectfully disagrees.
15-2701	Vesting Tentative Maps	Rick Whitaker	The requirement for architecture plans is too early in the process	Yes	This requirement has been removed.
<b>Article 31 Improvements and Security</b>					
15-3104	Installation of Improvements	Laurence Kimura	FID is agreeable to piping impacted canals	No	Comment noted.
<b>Article 32 Common Interest Developments (Condominiums &amp; Conversions)</b>					
15-3201	Purpose	Ashley Werner	Add a list of things that ultimately speak to ensuring adequate maintenance, compliance with state laws, adequate supply of RM, and anti-displacement for low-income and special needs families	No	Staff respectfully disagrees.

Section (March Draft)	Section Name (March Draft)	Commenter	Synopsis of Comment	Final Draft Reflects Comment?	Staff Explanation
15-320X	Precondition to Acceptance of Application for Condominium Conversions	Ashley Werner	Add section that stipulates no conversion of residential multifamily can be accepted if vacancy rate for residential multifamily rentals is below 5%	No	Staff respectfully disagrees.
15-3204	Required Reports for Condominium Conversions	Ashley Werner	Add to list: gender of tenants, household income, expiration date of current lease agreements, name/address of head of household and sublesser, whether utilities are included in rent	No	Staff respectfully disagrees.
15-3204	Required Reports for Condominium Conversions	Ashley Werner	Adopt stronger relocation assistance (could include 3 mo. Fair market rent in same neighborhood, payment of moving expenses, etc.)	No	Staff respectfully disagrees.
15-3204	Required Reports for Condominium Conversions	Ashley Werner	Define elderly tenant as 60+ older and include tenants w/disabilities to have lifetime leases (+ anyone w/same traits living with tenant) to have a lifetime lease	No	Staff respectfully disagrees.
15-3204	Required Reports for Condominium Conversions	Ashley Werner	Change that the allowable rate increase not be no more than 8% per year, but instead not exceed 50% of the annual increase in the Consumer Price Index for urban wage earners and clerical workers	No	Staff respectfully disagrees.
15-3204	Required Reports for Condominium Conversions	Ashley Werner	Reserve 20% of units for low-income households and 10% for very/extremely low	No	Staff respectfully disagrees.
15-3204	Required Reports for Condominium Conversions	Ashley Werner	If sale units are available, developer must demonstrate how units will remain affordable in perpetuity	No	Staff respectfully disagrees.
15-3204	Required Reports for Condominium Conversions	Ashley Werner	The City or Housing Authority shall screen buyers or renters to ensure conformance	No	Staff respectfully disagrees.
15-3204	Required Reports for Condominium Conversions	Ashley Werner	Add requirement that if temp relocation is needed, the applicant shall find equivalent and nearby substitute housing.	Yes	Applicant must not provide this to tenants as part of Notice of Intent to Convert, in Section 15-3909.
15-3204	Required Reports for Condominium Conversions	Ashley Werner	Add a provision that prohibits discrimination against families with minor children in either rental or sale of units	No	No change is necessary.
15-320X	Compliance and Enforcement	Ashley Werner	Add section that explains that the regulations will be enforced subject to XX section and that failing to comply means they are liable in a civil action	No	Staff respectfully disagrees.
15-3209	Notices	Ashley Werner	Add that notice be provided to existing and prospective tenants and sublesers before the application is submitted.	Yes	Reference made to Map Act
15-3209	Notices	Ashley Werner	Add that the notice be printed in all languages known to be spoken by residents	Yes	Reference made to Map Act
15-3209	Notices	Ashley Werner	Add that the notice contain contact info for a City staff person and at least one legal or affordable housing service.	Yes	Information for relocation support must be provided.
15-3209	Notices	Ashley Werner	Add that the notice contain a complete list of comparable vacant units within 1.5 mile radius of the buildings	Yes	This change has been made.
15-320X	Restriction on Rent Increases	Ashley Werner	Add section that during the pendency of the application, rent is not increased	Yes	This change has been made.
15-3211	Scheduling of Hearing(s)	Ashley Werner	Add to notice of hearings that the City will provide written notice to hearings to each tenant head of household and subleser	Yes	This change has been made.

Section (March Draft)	Section Name (March Draft)	Commenter	Synopsis of Comment	Final Draft Reflects Comment?	Staff Explanation
15-3212	Recommendation and Decision	Ashley Werner	Add to the list that PC considers: written comments received	Yes	Written and verbal testimony will be considered.
15-3213	Findings	Ashley Werner	Add more specific language that the Council shall find that the project will not affordable housing availability, nor affect tenants with special needs, nor be detrimental to health, safety, general welfare	No	Staff respectfully disagrees.
<b>Article 34 Subdivision Design Standards</b>					
Article 34 Subdivision Design Stand		John Cinatl	Use "open cul-de-sacs" and "closed cul-de-sacs" instead of "dead-end streets"	Yes	Cul-de-sac term has been added.
15-3403	Intensity and Location of Uses	Mike Prandini	Don't requirement development to consider adjacent uses in subdivision design	No	This conflicts with General Plan connectivity policy.
15-3405	Blocks	Laurence Kimura	FID does not allow development to front open canals	Yes	The word canal has been removed.
15-3408	Layout and Residential Density	Arakel Arisian	Separate development standards should be provided for projects located along public trails.	No	Staff respectfully disagrees.
15-3408	Layout and Residential Density	Arakel Arisian	Where the Code is not specific, the Director should be allowed to make determinations re: development regarding applicability of requirements	Yes	This Review Authority (Director, Planning Commission, or City Council, depending on the nature of the proposal) is able to make determinations in many instances.
15-3408	Layout and Residential Density	Laurence Kimura	Homes should not front onto a canal	Yes	The word canal has been removed.
15-3408	Layout and Residential Density	Laurence Kimura	Where canals are piped, the area above shall not be integrated into open space unless approved by FID	Yes	This change has been made.
15-3408	Layout and Residential Density	Mike Prandini	Delete subscribed frequency (400 ft.) of ped access points to trails or canals and 10 ft. landscaped setback for walls	No	Staff respectfully disagrees.
15-3409	Circulation Plan	Mike Prandini	Delete requirement that streets, alleys, bike ways, and ped ways form a continuous circulation network with numerous connections within and adjacent to the subdivision	No	This conflicts with General Plan connectivity policy.
15-3409	Circulation Plan	Mike Prandini	Change requirement of quarter mile street (connecting to Major Street) to only requirement if the project size and existing lot pattern allow.	Yes	Connector street has been clarified.
15-3409	Circulation Plan	Mike Prandini	Only require a conceptual plan to link two non-contiguous subdivisions.	No	Staff respectfully disagrees.
15-3409	Circulation Plan	Mike Prandini	Delete requirement that streets be aligned to create a continuous street pattern.	No	Staff respectfully disagrees. This conflicts with General Plan connectivity policy.
15-3409	Circulation Plan	Mike Prandini	Don't restrict the number of cul-de-sacs within a subdivision	No	Staff respectfully disagrees. This conflicts with General Plan connectivity policy.
15-3409	Circulation Plan	Mike Prandini	Allow cul-de-sacs to be 600 ft. long	Yes	Increased to 500 feet, but not to 600 feet as requested.
15-3409	Circulation Plan	Mike Prandini	Delete section (requirement that street crossings to be four-way whenever possible)	No	Staff respectfully disagrees. This conflicts with General Plan connectivity policy.
15-3410	Access Points to Major Streets	Mike Prandini	Delete section (requirement in/egress into subdivision from Major St. at 1:50 res. units.)	Yes	Requirement has been reduced, but not eliminated.
15-3411	Gated Subdivision	Laurence Kimura	FID does not allow ped traffic along canals unless approved by FID	Yes	The word canal has been removed.
15-3411	Gated Subdivision	Mike Prandini	Delete section (ensure bike+ped access is maintained in subdivisions w/private streets)	No	Staff respectfully disagrees. This conflicts with General Plan connectivity policy.
15-3412	Pedestrian and Bicycle Paths	Darius Assemi	Connections between commercial areas and residential neighborhoods should be optional.	No	This would conflict with the General Plan.
15-3412	Pedestrian and Bicycle Paths	Darius Assemi	Sidewalks should be 4 ft., not 5 ft.	No	Staff respectfully disagrees.
15-3412	Pedestrian and Bicycle Paths	Darius Assemi	Access points every 150 ft. or 600 ft. (major st.) should be a goal, not requirement	Yes	The 150 ft. requirement has been removed.



Section (March Draft)	Section Name (March Draft)	Commenter	Synopsis of Comment	Final Draft Reflects Comment?	Staff Explanation
15-3412	Pedestrian and Bicycle Paths	Genoveva Islas	Provide protected bike lanes	No	This is not a Development Code issue. See Public Works standards.
15-3412	Pedestrian and Bicycle Paths	Genoveva Islas	Provide bike parking on paths	No	This is not a Development Code issue. See Public Works standards.
15-3412	Pedestrian and Bicycle Paths	Mike Prandini	Delete section (requirement ped + bike access from every home to nearest school, park, etc.)	No	Staff respectfully disagrees. This conflicts with General Plan connectivity policy.
15-3412	Pedestrian and Bicycle Paths	Mike Prandini	Delete section (requirement ped access from res. to commercial areas)	No	Staff respectfully disagrees. This conflicts with General Plan connectivity policy.
15-3412	Pedestrian and Bicycle Paths	Mike Prandini	Delete section (requirement ped access through fencing from res. to non-res areas)	No	Staff respectfully disagrees. This conflicts with General Plan connectivity policy.
15-3412	Pedestrian and Bicycle Paths	Mike Prandini	Delete section (ped access frequency)	No	Staff respectfully disagrees. This conflicts with General Plan connectivity policy.
15-3415	Street Design	Darius Assemi	Replace Complete Streets with a flexible Street Cross Section requirement	No	This is not a Development Code issue.
15-3415	Street Design	Darius Assemi	Don't limit or prohibit cul-de-sacs.	No	They are not prohibited, but they are limited in a manner appropriate to the connectivity goals of the General Plan.
15-3415	Street Design	Darius Assemi	Bike and pedestrian connections from cul-de-sacs to adjacent streets and trails should optional.	No	This would conflict with the General Plan.
15-3415	Street Design	Mike Prandini	Don't restrict the number of cul-de-sacs within a subdivision.	No	Staff respectfully disagrees. They are not prohibited, but they are limited in a manner appropriate to the connectivity goals of the General Plan.
15-3415	Street Design	Mike Prandini	Change "dead-end st." to "cul-de-sac."	Yes	Cul-de-sac term has been added.
15-3415	Street Design	Mike Prandini	Change requirement of ped/bike connectivity in cul-de-sacs to neighboring streets/trails to "consider" only if cul-de-sac abuts another street or trail.	No	Staff respectfully disagrees.
15-3415	Street Design	Rick Whitaker	Don't restrict the number of cul-de-sacs within a subdivision.	No	Staff respectfully disagrees. They are not prohibited, but they are limited in a manner appropriate to the connectivity goals of the General Plan.
15-3416	Sidewalks	Darius Assemi	Allow sidewalks on only one side of the street.	No	Staff respectfully disagrees.
15-3416	Sidewalks	Ken Elvington (DAC)	DAC strongly supports requiring sidewalks on both sides of the street.	Yes	Sidewalks are required on both sides.
15-3416	Sidewalks	Mike Prandini	Exempt private streets from requirement of sidewalks on both sides.	Yes	Private streets may be exempted if an alternative pedestrian plan is provided.
15-3417	Street Trees	Mike Prandini	Allow 1 tree per res lot instead of one per every 30 ft. (and 2 per lot).	Yes	This has been clarified.
15-3418	Street Lighting	Genoveva Islas	Incorporate Crime Prevention through Environmental Design strategies.	No	This will be considered on a case-by-case basis.
15-3419	Parks and Playgrounds	Darius Assemi	The requirement that 60% of park should abut a street should be a goal, not mandatory.	No	Staff respectfully disagrees.
15-3419	Parks and Playgrounds	Genoveva Islas	Include bike parking in parks	No	This is not a Development Code issue.
15-3419	Parks and Playgrounds	Mike Prandini	Allow exception to requirement that 60% of park abut a street if it does not affect the design of the subdivision.	No	Staff respectfully disagrees.
15-3421	Underground Utilities	Mike Prandini	Allow exception to requirement that all existing utilities be undergrounded if the utility objects.	No	Staff respectfully disagrees.
<b>Article 35 Lot Line Adjustments, Mergers, and Reversions</b>					
15-3503	Voluntary Parcel Mergers	Mike Prandini	Delete requirement that a lot line adjustment not be effective until checked by the County Surveyor and recorded by the County Recorder	No	Staff respectfully disagrees.
<b>Article 38 Surveys and Monuments</b>					
15-3803	Monument Locations	Mike Prandini	Clarify addressed monument locations and allow flexibility in placing them	No	No change necessary.
<b>Article 39 Planning Authorities</b>					

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<b>Article 39 Planning Authorities</b>		Ashley Werner	Carry over FMC 12-611, rules etc. relating to Implementation Committees	Yes	This language has been added to Section 15-4906. The committees will not be called Council District Project Review Committees to reflect broader focus.
<b>Article 40 Common Procedures</b>					
15-4007	Public Notice	Ashley Werner	Provide that all people who request info receive notice on entitlement applications for a certain property, district, or use	No	This is not a Development Code issue.
15-4007	Public Notice	Ashley Werner	Establish an easy public tracking system for permits, etc.	No	This is not a Development Code issue.
15-4007	Public Notice	Ashley Werner	Specify that the Implementation Committees shall receive notice for applications in their district	Yes	This language has been added to Section 15-4906. The committees will not be called Council District Project Review Committees to reflect broader focus.
15-4018	Appeals	Ashley Werner	Where an action does not include public notice, extend time period for an appeal	No	No change is necessary.
<b>Article 42 Site Plan</b>					
15-4207	Required Findings	Ashley Werner	Add to findings that the project will not contribute negative, disproportionate impact to lower-income communities or protected classes.	No	No change is necessary.
<b>Article 43 Conditional Use Permits</b>					
15-4306	Required Findings	Ashley Werner	"The proposed use will not be substantially adverse to public health, safety, or general welfare..." Delete "substantially"	No	No change is necessary.
15-4306	Required Findings	Ashley Werner	"The proposed use will not be substantially adverse to public health, safety, or general welfare..." Delete "substantially"	No	No change is necessary.
15-4306	Required Findings	Ashley Werner	Add to findings that the project will not contribute negative, disproportionate impact to lower-income communities or protected classes.	No	No change is necessary.
<b>Article 48 Amendments to Development Code Text, Rezones, and Plan Amendments</b>					
15-4806	Review Procedures and Public Notice	Ashley Werner	Add that staff reports include comments from Implementation Committees, minutes from community meetings, and any other submitted comments	No	No change is necessary.
15-4807	Committee Review	Ashley Werner	Revise to state that PC nor CC shall conduct a public meeting until all implementation committees that must review have done so	No	No change is necessary.
15-4812	Criteria for Rezones and Plan Amendments	Ashley Werner	Include that the change will not adversely impact the City's ability to provide public services (unless it benefits disadvantage neighborhoods), the RHNA, fair housing, or affordable housing opportunities	No	No change is necessary.
<b>Article 49 Planned Developments</b>					
15-4904	Regulations	Dirk Poeschel	Allow rearranging of densities to any land within a Planned Development without processing a formal rezoning.	No	Staff respectfully disagrees.
15-4904	Regulations	Dirk Poeschel	Allow rearranging of zoning to any land within a Planned Development without processing a formal rezoning.	No	Staff respectfully disagrees.
15-4905	Required Findings	Ashley Werner	Add requirement for PDs to support RHNA and pay their fair share for facilities + services.	No	No change is necessary.
15-4906	Conditions of Approval	Ashley Werner	Authorize PC and Director to impose conditions to support provision of affordable and special needs housing	No	No change is necessary.

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<b>Article 51 Pre-Zoning and Annexation Procedure</b>					
15-5104	Annexation Criteria	Darius Assemi	Do not require financial guarantees for annexation plans	No	Staff respectfully disagrees. This change would conflict with General Plan policy.
15-5104	Annexation Criteria	Ashley Werner	Exempt DUCs from annexation requirements (financial guarantee, performance requirements, needed infrastructure)	No	Staff respectfully disagrees.
15-5105	Effective Date of Zoning and Time Limit	Darius Assemi	Clarify this section	Yes	This section has been clarified.
<b>Article 53 Enforcement</b>					
Article 53 Enforcement		Ashley Werner	Add language from FMC 12-411.c "Standing to sue. Any resident or property owner in the city and any resident or property owner within one mile of the city limits shall have standing to obtain a mandatory prohibitory injunction to prevent the violation of this Development Code."	Yes	This language has been added.
<b>Article 54 Use Classifications</b>					
15-5405	Industrial	Ashley Werner	Add to definition of "General Industrial" that it does not include rendering.	Yes	This change has been made.
15-5405	Industrial	Ashley Werner	Add to "Intensive Industrial" that it does include rendering.	Yes	Rendering is now a separate use classification.
15-5405	Industrial	Ashley Werner	Add to definition of "Recycling Facilities" that it does not include "recycling" of animal parts	Yes	This change has been made.
15-5406	Industrial	Ashley Werner	The definition for "Waste Transfer Facility" should include private entities.	Yes	This change has been made.
15-5407	Agricultural and Extractive	Ashley Werner	Add a separate use for "Rendering"	Yes	This change has been made.
15-5407	Agricultural and Extractive	Ashley Werner	Add to definition of "Agricultural Support Services" that it does not include rendering or transport of dead animals or by-products.	Yes	This change has been made.
<b>Article 55 Terms and Definitions</b>					
15-5502	Definitions	Mike Prandini	Alter the definition of net density.	Yes	Definition of density has not been changed, but lot sizes have been adjusted to reflect net density measurements.